



**Address:** [3500 PECAN CIR](#)  
**City:** BEDFORD  
**Georeference:** 30940-13-30  
**Subdivision:** OAK VIEW HILLS  
**Neighborhood Code:** 3X0301

**Latitude:** 32.8630809125  
**Longitude:** -97.1207872778  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-040Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** OAK VIEW HILLS Block 13 Lot 30

**Jurisdictions:**

CITY OF BEDFORD (002)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02053721

**Site Name:** OAK VIEW HILLS-13-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,161

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,416

**Land Acres<sup>\*</sup>:** 0.1702

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

NANDAVANAM SRINIVAS  
RAMACHANDRAN ARCHANA

**Primary Owner Address:**

3500 PECAN CIR  
BEDFORD, TX 76021

**Deed Date:** 3/4/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222060483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JMJ CONSTRUCTION	7/6/2021	<a href="#">D221202841</a>		
CROWELL BOB	8/16/2016	142-16-132137		
CROWELL BOB;CROWELL TERRY ANN	5/18/2005	<a href="#">D205147070</a>	0000000	0000000
BLOOM DAVID C;BLOOM JULIE A	9/22/1994	00117400000248	0011740	0000248
BLOOM DAVID C;BLOOM JULIE A	9/20/1994	00117400000248	0011740	0000248
STAFFORD DOROTHY MAY	6/3/1986	00085660000002	0008566	0000002
DEROSIA DOUGLAS E;DEROSIA MARIA	4/3/1985	00081380001088	0008138	0001088
KENNETH A BUTLER	12/31/1900	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$315,529	\$75,000	\$390,529	\$390,529
2024	\$315,529	\$75,000	\$390,529	\$390,529
2023	\$348,259	\$45,000	\$393,259	\$393,259
2022	\$264,595	\$45,000	\$309,595	\$309,595
2021	\$246,818	\$45,000	\$291,818	\$288,231
2020	\$217,028	\$45,000	\$262,028	\$262,028

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.